

PROJECT NARRATIVE

VILLAGE AT PINNACLE PEAK
8711 E. PINNACLE PEAK ROAD
CASE #574-PA-2002

The Plaza de Alamos, located at 8711 E Pinnacle Peak Road, Scottsdale, Arizona, now known as the **Village at Pinnacle Peak**, is a treasured tradition of Scottsdale. Master planner, Jerry Nelson, possessed a true vision for Plaza de Alamos and created a "village" where neighbors could gather and enjoy the company of family and friends. Mr. Nelson designed the Plaza de Alamos to parallel in charm and character the plaza of Scottsdale's sister city, Alamos, Sonora, Mexico. We at The Village at Pinnacle Peak LLC, wish to carry on the vision of Mr. Nelson and restore the Plaza to its former glory while maintaining its original character and charm. We have taken every step to do this and along the way have made a few additions that would enhance the Plaza. It is important to note that this submittal contains no plans for a carwash. All future plans for a carwash are on hold.

We will preserve the character and quality of place at the Village at Pinnacle Peak. We shall address life safety and building code issues throughout the renovation. The complex of buildings will become more architecturally coherent, as well. In addition, the buildings will become architecturally four-sided and possess no "back side". The existing roof tiles will be matched and new, updated paint colors are proposed for the project. The main courtyard with its Mexican adobe brick will be preserved and re-laid to be level. As many of the brick as possible will be salvaged and reused.

Many of the Plaza buildings have been neglected over the years and are in great need of repair and upkeep. There will be a complete renovation on five of the existing buildings on site: buildings B, C, D, E & F.

Building B will receive code upgrades as well as a new north façade and 10' deep arcade that faces Pinnacle Peak Road. The arcade will tie this building in with the character of the rest of the property as well as provide a better space for retail signage. The signage will be under separate submittal.

The renovation to Buildings C and F will consist mainly of interior code upgrades and repairs. On building C, a small addition consisting of a new electrical room and maintenance room will be added. On Building F, A new elevator and stair and new code-compliant guardrails will be added.

Building D will be receiving a major renovation. This facility used to be two levels of restaurants and over the years, these facilities have left. The Village at Pinnacle Peak would house retail on the first floor and professional office on the second floor. A private bank tenant is proposed to occupy the entire first floor. A covered drive through canopy is located on the south side of the project. Due to major structural problems with this building, there will be substantial demolition and rebuilding on this structure. Until more investigation has been completed and until the building is opened up for demolition, it won't be determined how substantial the demolition will be. At this point, we anticipate demolishing the north half of the building and salvaging the exterior shell of the south half of the building. The two towers will be saved.

Building E, the General Store, will be expanded to join the exterior restroom building while creating an interior lobby accessing the post office boxes and restrooms. This building will

additionally receive a minor renovation at the northwest corner to the façade to allow for better signage facing Pinnacle Peak Road. The signage will be under separate submittal.

Building A shall be rebuilt due to major structural problems. It will be placed in the same location and have a similar look to the existing buildings. It will be joined up to Building B, eliminating a little used breezeway in between these two buildings, and gaining additional leasable space.

The new building listed on the site plan as Building I, will be a two-story retail/office building on the east side of the existing core of buildings. It will be 11,600 SF and possess similar scale and architectural style as the existing complex. The new building shall be retail on the ground floor and office on the second. This building has a new arcade that ties in with the existing arcades. This allows a person to walk to virtually any of the buildings under our network of charming covered arcades.

Buildings G & H will receive new exterior paint only. The colors will be as proposed on the renovated buildings.

In addition to the building renovation, the Village has addressed all current traffic issues. A new drive connection has been made at the south side of the buildings to aid in traffic flow throughout the site. The median at the main exit at Pinnacle Peak Road has been removed, therefore creating an extra exit lane allowing for a dedicated left turn lane and right turn lane.

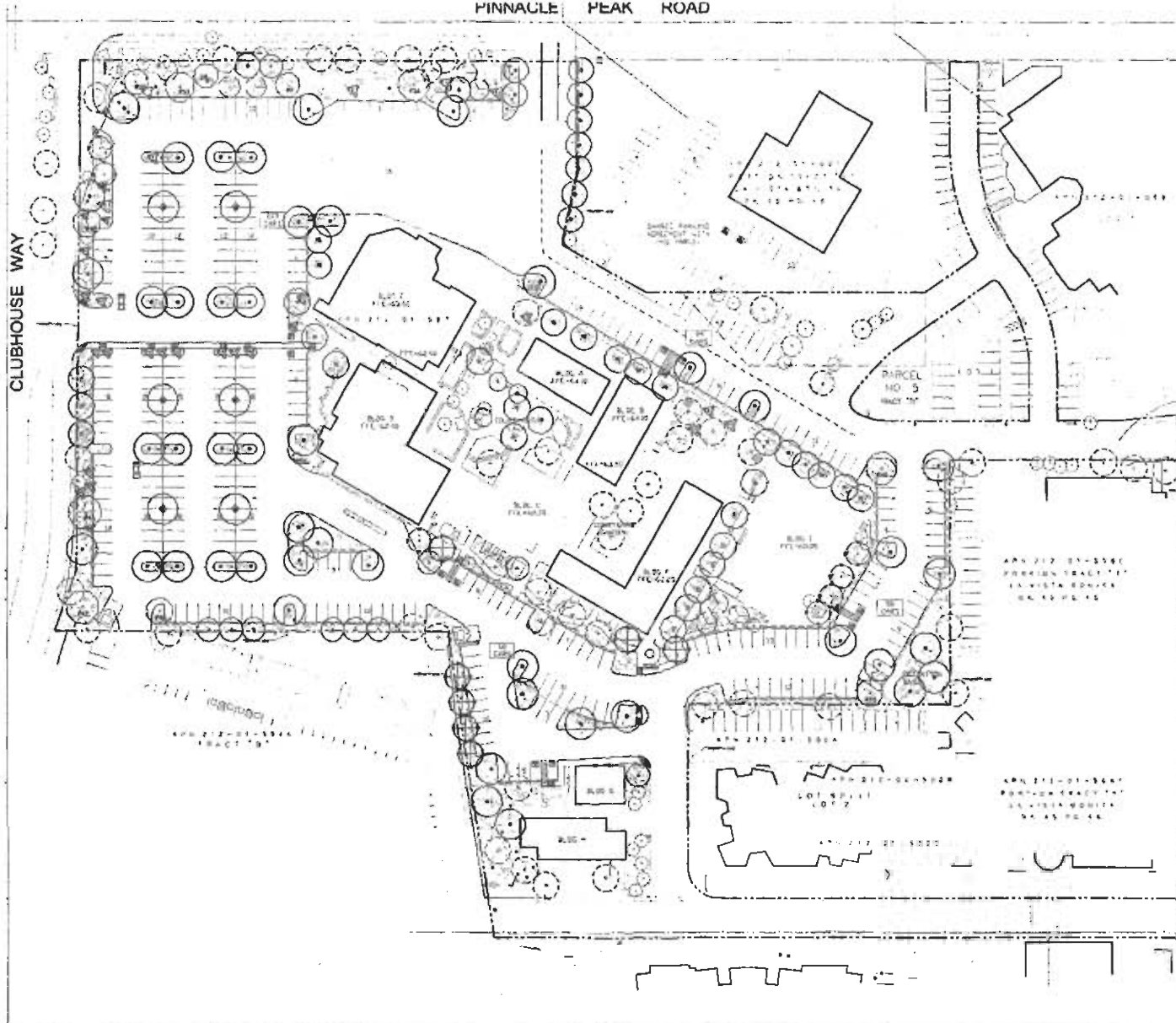
In an effort to reduce conflict with Village users and Country Club users and residents at the Village's north exit onto Clubhouse Way, we have made several design changes. We would like to extend the length of the right turn pocket on Clubhouse Way onto Pinnacle Peak Road on our property to allow for better merging into this lane. At the Village's exit lane, stop sign would be added and signage would state 'Right Turn Only Onto Pinnacle Peak Road'. This will reduce the number of long vehicles or vehicles with trailers that exit the Village that cut across to make a left turn at Pinnacle Peak, blocking both lanes.

This project is just shy of being compliant with current open space requirements due to the fact that it is an existing developed property. The project does not attain the required frontage open space requirements because this property is land-locked and does not have a large perimeter that has access to a street frontage. A healthy 30' setback from the right of way is provided on Pinnacle Peak Road to increase this frontage open space. This has been increased from the 9'-7" setback that exists today on site. Creating an even larger setback would render the existing gas station unusable.

A new sidewalk was added along Clubhouse Way at the request of residents to the south of our project. It will connect the residents and our property to Pinnacle Peak Road.

We believe that these renovations shall not only enhance the Village, but ensure its beauty for generations to come.

CONSENT NOTICE: I, the undersigned, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which might render this information misleading or incomplete. I understand that this information is being provided for the use of the public and that it may be subject to change without notice. I agree to indemnify and hold the City of Tucson harmless from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the City of Tucson as a result of my negligence or the negligence of any person or entity associated with me in the preparation, submission, or use of this information.



PLANT LEGEND

NOTE: 10% OF TREES SHALL BE 1.5" CALIBER PER ORDINANCE

TREES	SIZE	QUANTITY
MINOR TREE REPLANT	2" DBH	1
SALVADORA SPINOSA	2" DBH	1
SALVADORA SPINOSA	2" DBH	1
QUINCY TESSA	2" DBH	1
DESERT HOSHOOD	2" DBH	1
CHOCOMA ALONSO	2" DBH	1
BALE WILD VIGOR	2" DBH	1
PROSPER SPECIES	2" DBH	1
WATSON PERSICARIA	2" DBH	1
ACACIA SPINOSA	2" DBH	1
DESERT THISTLE ACACIA	2" DBH	1
CHOCOMA ALONSO	2" DBH	1
WILD IRON	2" DBH	1
HYDRANGEA PLEASANT	2" DBH	1
TEXAS IRONY	2" DBH	1
CHOCOMA ALONSO	2" DBH	1
DESERT WILLOW	2" DBH	1
ACACIA SPINOSA	2" DBH	1
SPERMATOPHYTES ACACIA	2" DBH	1

SHRUBS	SIZE	QUANTITY
CAESALPYNIA PULCHERRIMA	3 GALLON	1
RED BIRD OF PARADISE	3 GALLON	1
CHOCOMA ALONSO	3 GALLON	1
BALE WILD VIGOR	3 GALLON	1
CHOCOMA ALONSO	3 GALLON	1
WATSON PERSICARIA	3 GALLON	1
ACACIA SPINOSA	3 GALLON	1
DESERT THISTLE ACACIA	3 GALLON	1
CHOCOMA ALONSO	3 GALLON	1
WILD IRON	3 GALLON	1
HYDRANGEA PLEASANT	3 GALLON	1
TEXAS IRONY	3 GALLON	1
CHOCOMA ALONSO	3 GALLON	1
DESERT WILLOW	3 GALLON	1
ACACIA SPINOSA	3 GALLON	1
SPERMATOPHYTES ACACIA	3 GALLON	1

GROUND COVERS	SIZE	QUANTITY
SPERMATOPHYTES ACACIA	1 GALLON	1
CHOCOMA ALONSO	1 GALLON	1
BALE WILD VIGOR	1 GALLON	1
CHOCOMA ALONSO	1 GALLON	1
WATSON PERSICARIA	1 GALLON	1
ACACIA SPINOSA	1 GALLON	1
DESERT THISTLE ACACIA	1 GALLON	1
CHOCOMA ALONSO	1 GALLON	1
WILD IRON	1 GALLON	1
HYDRANGEA PLEASANT	1 GALLON	1
TEXAS IRONY	1 GALLON	1
CHOCOMA ALONSO	1 GALLON	1
DESERT WILLOW	1 GALLON	1
ACACIA SPINOSA	1 GALLON	1
SPERMATOPHYTES ACACIA	1 GALLON	1

MATERIALS	SIZE	QUANTITY
SPERMATOPHYTES ACACIA	1 GALLON	1
CHOCOMA ALONSO	1 GALLON	1
BALE WILD VIGOR	1 GALLON	1
CHOCOMA ALONSO	1 GALLON	1
WATSON PERSICARIA	1 GALLON	1
ACACIA SPINOSA	1 GALLON	1
DESERT THISTLE ACACIA	1 GALLON	1
CHOCOMA ALONSO	1 GALLON	1
WILD IRON	1 GALLON	1
HYDRANGEA PLEASANT	1 GALLON	1
TEXAS IRONY	1 GALLON	1
CHOCOMA ALONSO	1 GALLON	1
DESERT WILLOW	1 GALLON	1
ACACIA SPINOSA	1 GALLON	1
SPERMATOPHYTES ACACIA	1 GALLON	1

SCALE 1" = 40' PRELIMINARY LANDSCAPE PLAN

60

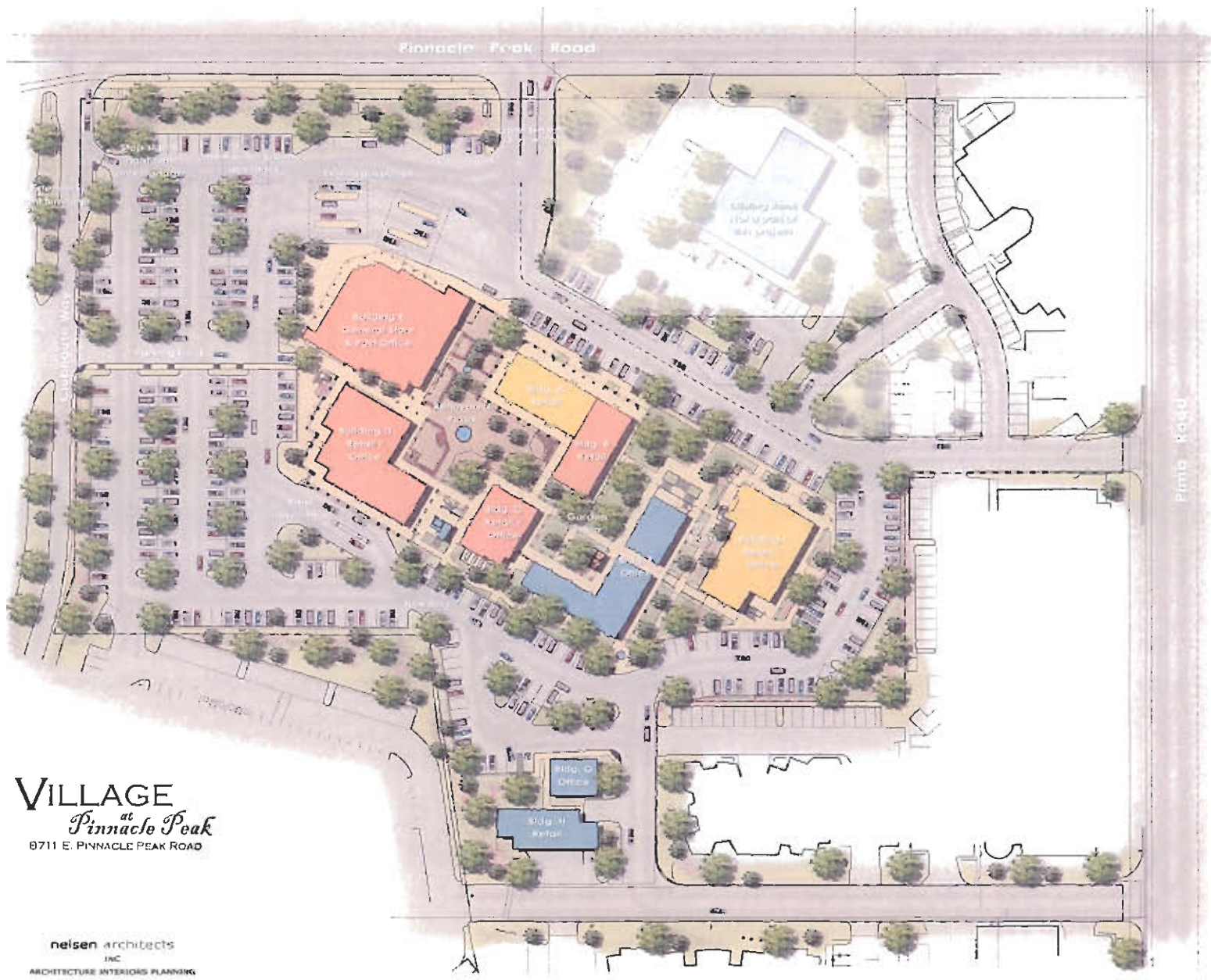
the village at pinnacle peak
pinnacle peak and pine road
SCOTTSDALE, ARIZONA

urban landscape

0 20 40 80

7-10-04
DR
L2.2

prelim. land. L2.2



VILLAGE
at
Pinnacle Peak
8711 E. PINNACLE PEAK ROAD

nelsen architects
INC
ARCHITECTURE INTERIORS PLANNING
AUSTIN | SCOTTSDALE

60-DR-2004
7/28/04



04 BUILDINGS A & B
EAST ELEVATION
SWP - 1/4"



03 BUILDINGS A & B
SOUTH ELEVATION
SWP - 1/4"



02 BUILDINGS A & B
WEST ELEVATION
SWP - 1/4"



01 BUILDINGS A & B
NORTH ELEVATION
SWP - 1/4"

neten architects

ARCHITECT

ARCHITECT

ARCHITECT

ARCHITECT

ARCHITECT

ARCHITECT

ARCHITECT

ARCHITECT

VILLAGE
of
SAN ANTONIO
1111 S. MARSHALL ROAD
SAN ANTONIO, TEXAS

21 JULY 2004

THE ARCHITECT'S RESPONSIBILITY IS TO PREPARE AND SEAL THESE PLANS IN ACCORDANCE WITH THE TEXAS PROFESSIONAL ARCHITECT ACT AND THE TEXAS BOARD OF ARCHITECTURE. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE COMPLETION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT.

Project No.
A301.AB
EXHIBITION BUILDING A & B

60-DR-2004
7/28/04



02 BUILDING D
WEST ELEVATION
3/8" = 1'-0"



01 BUILDING D
SOUTH ELEVATION
3/8" = 1'-0"

naison architects

PROJECT
VILLAGE OF PINNACLE PEAK
PHASE 1, WESTSIDE
SOUTH ELEVATION OF BUILDING D
3/28/04
1000 S. PINE STREET
SANTA ANA, CA 92701
714.944.1111

NOT FOR
CONSTRUCTION

VILLAGE
of Pinnacle Peak
PHASE 1, WESTSIDE
SOUTH ELEVATION OF BUILDING D

1000 S. PINE STREET
SANTA ANA, CA 92701

Project No.
A301.D

Rev. A301.D
ELEVATIONS 01.00.0

60-DR-2004

7/28/04

DOI: 10.1002/eqe.214

VILLAGE
of **Pinckle Peak**
47114 PINCKLE PEAK ROAD
SCOTTSDALE, ARIZONA



BUILDING D
EAST ELEVATION
3'-0" x 1'-0"

[illegible]

60-DR-2004
7/28/04